



CP0204648

State of Illinois
Office of
The Secretary of State

Whereas, ARTICLES OF INCORPORATION OF
LAKEWOOD CREEK HOMEOWNERS ASSOCIATION
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE
GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE
JANUARY 1, A.D. 1987.

Now Therefore, I, Jesse White, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this 16TH day of APRIL A.D. 2001 and of the Independence of the United States the two hundred and 25TH



Jesse White

Secretary of State

NFP-102.10
 (Rev. Jan. 1999)
FILED
 http://www.sbs.state.il.us

APR 16 2001

JESSE WHITE
 SECRETARY OF STATE

TO: JESSE WHITE, Secretary of State

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

ARTICLES OF INCORPORATION

(Do Not Write in This Space)

STRICTLY CONFIDENTIAL

Payment must be made by certified check, cashier's check, Illinois attorney's check, Illinois C.P.A.'s check or money order, payable to "Secretary of State."

DO NOT SEND CASH!

Date 4-16-01

Filing Fee \$50

Approved WJ

PAID

APR 17 2001

Expedited Services

Article 1. The name of the corporation is: Lakewood Creek Homeowners Association

Article 2. The name and address of the initial registered agent and registered office are:

Registered Agent	<u>John</u>	<u>H.</u>	<u>Mays</u>
	First Name	Middle Name	Last Name
Registered Office	<u>222 N. LaSalle Street, Suite 800</u>		
	Number	Street	(Do not use P.O. Box)
	<u>Chicago</u>	<u>IL 60601</u>	County of <u>Cook</u>
	City	ZIP Code	County

Article 3. The first Board of Directors shall be 3 in number, their names and residential addresses being as follows: (Not less than three)

Director's Names	Number	Street	Address City	State
<u>Christopher Shaxted</u>	<u>2500</u>	<u>West Higgins Road, Suite 1250,</u>	<u>Hoffman Estates,</u>	<u>IL 60195</u>
<u>Richard Simons</u>	<u>2500</u>	<u>West Higgins Road, Suite 1250,</u>	<u>Hoffman Estates,</u>	<u>IL 60195</u>
<u>Robin Johnson</u>	<u>2500</u>	<u>West Higgins Road, Suite 1250,</u>	<u>Hoffman Estates,</u>	<u>IL 60195</u>

Article 4. The purposes for which the corporation is organized are:

See attached.

Is this corporation a Condominium Association as established under the Condominium Property Act?
 Yes No (Check one)

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? Yes No (Check one)

Is this a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? Yes No

Article 5. Other provisions (please use separate page):

6156-5078

Article 6.

NAMES & ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated April 16 2001
(Month & Day) (Year)

SIGNATURES AND NAMES
Corp-Link Services, Inc.

1. [Signature]
Signature
Tia Baugher, Secretary
Name (please print)

2. [Signature]
Signature
Carol Getert, Vice President
Name (please print)

3. _____
Signature

Name (please print)

4. _____
Signature

Name (please print)

5. _____
Signature

Name (please print)

POST OFFICE ADDRESS

1. 118 West Edward Street, Suite 200
Street
Springfield, IL 62704
City/Town State ZIP

2. 118 West Edward Street, Suite 200
Street
Springfield, IL 62704
City/Town State ZIP

3. _____
Street

City/Town State ZIP

4. _____
Street

City/Town State ZIP

5. _____
Street

City/Town State ZIP

(Signatures must be in **BLACK INK** on original document. Carbon copied, photocopied or rubber stamped signatures may only be used on the true copy.)

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its President or Vice-President and verified by him, and attested by its Secretary or an Assistant Secretary.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation which is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11

File No. _____

FORM NFP-102.10

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT

CORPORATION ACT

of

SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
SPRINGFIELD, ILL (MCNS) 62766
TELEPHONE (217) 782-0622
782-0623

(These Articles Must Be Executed and Filed in Duplicate)

Filing Fee \$50
C-157.11

**ATTACHMENT FOR FORM NFP-102.10 FOR
LAKEWOOD CREEK HOMEOWNERS ASSOCIATION
ARTICLES OF INCORPORATION**

- Article 4:**
- (a) to be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions, and Restrictions for Lakewood Creek Homeowners Association, recorded or to be recorded in the Recorder's Office of Kendall County, Illinois (the "Declaration"), to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the By-laws of the Association, and as provided by law; and
 - (b) to provide an entity for the furtherance of the interests of the owners of real property subject to the Declaration.

Article 5: Powers.

The powers of the Association shall include and be governed by the following provisions:

- (a) The Association shall have all of the powers conferred upon a not for profit corporation under Illinois statutory and common law and all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-laws, or the Declaration, including, without limitation, the power:
 - (i) to fix and to collect assessments and other charges to be levied against the Units as defined in the Declaration;
 - (ii) to manage, control, operate, maintain, repair, and improve property subject to the Declaration or any other property for which the Association by rule, regulation, covenant, or contract has a right or duty to provide such services;
 - (iii) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or By-laws;
 - (iv) to engage in activities which will actively foster, promote, and advance the common interests of all owners of real property subject to the Declaration;
 - (v) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any

right or interest therein for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or By-laws;

(vi) to borrow money for any purpose, subject to such limitations as may be contained in the By-laws;

(vii) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(viii) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals;

(ix) to adopt, alter, and amend or repeal such By-laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such By-laws may not be inconsistent with or contrary to any provisions of the Declaration; and

(x) to provide any and all supplemental municipal services to the real property subject to the Declaration as may be necessary or proper.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law; the powers specified in each of the paragraphs of this Article 5 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article.

(b) The Association shall make no distributions of income to its members, directors, or officers.

Article 6: Members.

(a) The Owner of each Unit, as those terms are defined in the Declaration, shall be a member of the Association and shall be entitled to vote in accordance with the terms of the Declaration and By-laws. The manner of exercising voting rights shall be as set forth in the Declaration and in the By-laws of the Association.

(b) Change of membership in the Association shall be established by recording in the Recorder's Office of Kendall County, Illinois, a deed or other instrument establishing record title to real property subject to the Declaration. Upon such recordation, the owner designated by such instrument shall become a member of the Association and the membership of the prior owner shall be terminated.

(c) The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of its Unit.

Article 7: Term.

The Association shall be of perpetual duration.

Article 8: Directors.

(a) The affairs of the Association shall be conducted, managed, and controlled by a Board of Directors, consisting of not less than three nor more than seven directors, as provided in the By-Laws.

(b) The method of election, removal, and filling of vacancies on the Board of Directors and the term of office of directors shall be as set forth in the By-Laws.

(c) The Board may delegate its operating authority to such corporations, individuals, and committees as it, in its discretion, may determine.

Article 9: By-Laws.

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the By-Laws.

Article 10: Liability to Directors.

To the fullest extent that the Illinois General Not for Profit Corporation Act, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, no director of the Association shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

Article 11: Amendments.

Amendments to these Articles of Incorporation may be proposed and adopted as provided in the General Not for Profit Corporation Act of 1986, Chapter 805, Act 105, §110.30 of the Illinois Compiled Statutes Annotated; provided, no amendment may be in conflict with the Declaration, and provided, further, no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration. Any proposed amendment must be approved by Members representing 2/3 of the total Class "A" votes in the Association, and the consent of the Class "B" Member, if such exists.

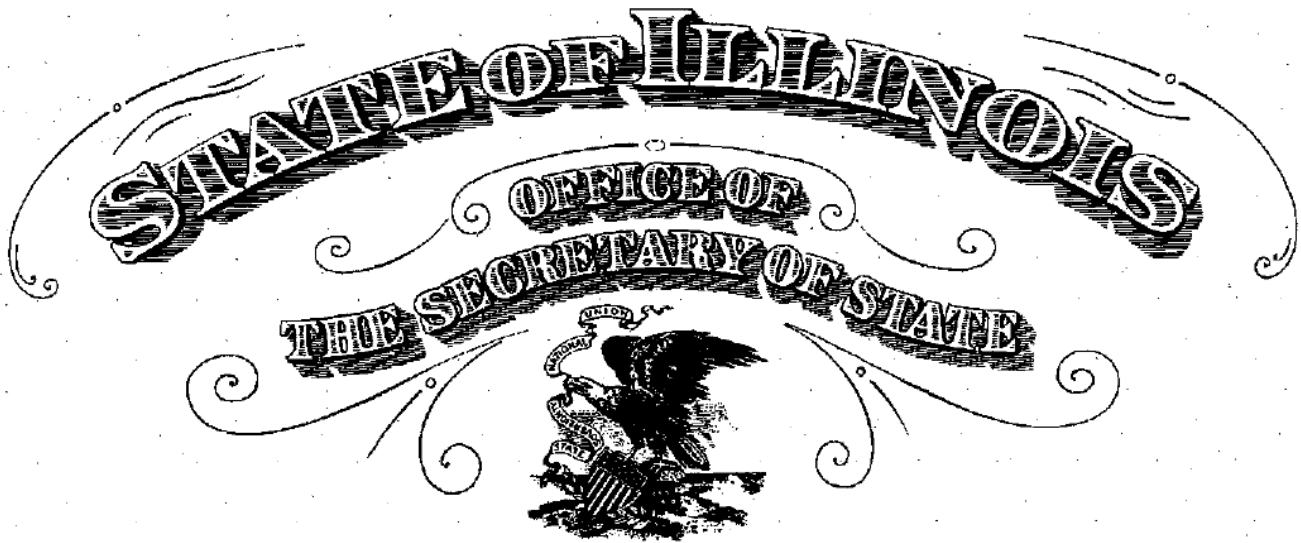
Article 12: VA/HUD Approval.

If any property subject to the Declaration is also subject to a mortgage guaranteed or insured by the U.S. Department of Veterans Affairs or the U.S. Department of Housing and Urban Development (or any successor governmental entity performing the regulatory or other function thereof), then as long as there is a Class "B" member, the following shall apply:

(a) annexation of additional property to the jurisdiction of the Association, except for annexations of additional property by the Declarant in accordance with Section 2.3 of the Declaration, pursuant to a previously approved plan of annexation, merger, consolidation, mortgaging of the Common Areas, material amendment of the Declaration, By-Laws or Articles of Incorporation of the Association, and/or dissolution of the Association shall require the prior approval of one of the foregoing agencies;

(b) dissolution of the Association shall additionally require the written consent of members holding not less than 2/3 of the total Class "A" votes in the Association and the written consent of the Class "B" member, if any; and

(c) upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created, or shall be granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes, notwithstanding the provisions of General Not for Profit Corporation Act of 1986, Chapter 805, Act 105, §112.30 of Illinois Compiled Statutes Annotated.



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 7 PAGE(S), AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR LAKEWOOD CREEK HOMEOWNERS ASSOCIATION.



In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 20TH day of DECEMBER A.D. 2018 .

Jesse White

SECRETARY OF STATE